

037.0

0002

0006.B

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

769,900 / 769,900

USE VALUE:

769,900 / 769,900

ASSESSED:

769,900 / 769,900


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
42-44		MYSTIC VALLEY PKWY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: TU YUAN	
Owner 2: LILLY YE & EVELYN	
Owner 3:	

Street 1: 42-44 MYSTIC VALLEY PKWY

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: OPPEDISANO FRANCES -

Owner 2: C/O A HINTON -

Street 1: 21 GIRARD RD

Twn/City: WINCHESTER

St/Prov: MA Cntry:

Postal: 01890

NARRATIVE DESCRIPTION

This parcel contains 4,525 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1965, having primarily Vinyl Exterior and 2898 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4525		Sq. Ft.	Site		0	64.	1.11	3			Med. Tr	-10					320,113						320,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	4525.000	449,100	700	320,100	769,900		25136
							GIS Ref
							GIS Ref
							Insp Date
							12/01/18

1 of 1

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769,900 / 769,900

Entered Lot Size
Total Land:
Land Unit Type:
12/01/18
13076!

USER DEFINED

Prior Id # 1: 25136
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
PRINT Date Time
12/10/20 18:23:39
LAST REV Date Time
12/11/19 10:53:42
danam
3076
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OPPEDISANO FRAN	71177-542		6/19/2018	Estate/Div	863,000	No	No	Frances Oppedisano dod 10/7/2017	
	13790-424		9/1/1979		69,000	No	No	A	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
6/18/2019	903	Solar Pa	22,809	C					12/1/2018	MEAS&NOTICE	HS	Hanne S
4/30/2019	561	Re-Roof	6,400	C					1/23/2009	Meas/Inspect	189	PATRIOT
7/17/2018	997	Inter Fi	39,000	C					11/8/2000	Hearing N/C	189	PATRIOT
									3/20/2000	Inspected	264	PATRIOT
									2/28/2000	Measured	263	PATRIOT
									11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 13 - Multi-Garden				Full Bath: 2	Rating: Average			PDAS, OF=SINK IN BMT.											
Sty Ht: 2 - 2 Story				A Bath: 1	Rating:														
(Liv) Units: 2	Total: 2			3/4 Bath: 1	Rating: Average														
Foundation: 2 - Conc. Block				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath: 1	Rating:														
Prime Wall: 4 - Vinyl				A HBth:	Rating:														
Sec Wall: 1	%			OthrFix: 1	Rating: Average														
Roof Struct: 1 - Gable				OTHER FEATURES															
Roof Cover: 1 - Asphalt Shgl				Kits: 2	Rating: Average			1st Res Grid Desc: Line 1 # Units: 2											
Color: WHITE				A Kits: 1	Rating:			Level FY LR DR D K FR RR BR FB HB L O											
View / Desir:				Fpl:	Rating:			Other											
GENERAL INFORMATION				WSFlue:	Rating:			Upper											
Grade: C - Average								Lvl 2											
Year Blt: 1965	Eff Yr Blt:							Lvl 1											
Alt LUC:	Alt %:							Lower											
Jurisdct: G11	Fact: .																		
Const Mod:																			
Lump Sum Adj:																			
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD				Location:				Exterior:		No Unit	RMS	BRS	FL						
Prim Int Wall: 2 - Plaster				Total Units:				Interior:		2	5	2	1						
Sec Int Wall: 1	%			Floor:				Additions:											
Partition: T - Typical				% Own:				Kitchen:											
Prim Floors: 4 - Carpet				Name:				Baths:											
Sec Floors: 1	%							Plumbing:											
Bsmnt Flr: 12 - Concrete								Electric:											
Subfloor:								Heating:											
Bsmnt Gar:								General:											
Electric: 3 - Typical																			
Insulation: 2 - Typical																			
Int vs Ext: S																			
Heat Fuel: 1 - Oil																			
Heat Type: 3 - Forced H/W																			
# Heat Sys: 2																			
% Heated: 100																			
Solar HW: NO																			
% Com Wall																			
% Sprinkled:																			
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS				PARCEL ID 037.0-0002-0006.B												IMAGE			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
19	Patio	D	Y	1	10X20	A	AV	2000		4.13	T	15.2	104			700		700	
More: N				Total Yard Items: 700				Total Special Features:				Total: 700				AssessPro Patriot Properties, Inc			